

CITY OF PARAMOUNT  
COUNTY OF LOS ANGELES

ORDINANCE NO. 825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
PARAMOUNT, AMENDING CHAPTER 44 OF THE  
PARAMOUNT MUNICIPAL CODE, BY ADDING ARTICLE XXIV  
DEALING WITH WATER-EFFICIENT LANDSCAPE  
PROVISIONS.

WHEREAS, it is the policy of the City of Paramount to promote the conservation and efficient use of water and to prevent the waste of this resource; and

WHEREAS, landscape design, installation, and maintenance can and should be water-efficient; and

WHEREAS, the City of Paramount has encouraged water conservation through the requirement of landscaping and irrigation designs which utilize water efficient plant material and irrigation systems; and

WHEREAS, the City of Paramount will continue to encourage the efficient use of water and the prevention of waste of this resource through utilization of recycled water for irrigation purposes; and

WHEREAS, the City of Paramount further conserves imported water by obtaining eighty percent of City water from City-owned wells; and

WHEREAS, the State of California, in 1990, added Chapter 10.8, titled the "Water Conservation in Landscaping Act", to the California Government Code; and

WHEREAS, said Act provides that each city must adopt a water efficient landscape ordinance or enforce the provisions of the State's model ordinance; and

WHEREAS, said Act requires each city that adopts a water efficient landscape ordinance after the adoption of the State's model ordinance, to consider the provisions of the State's model ordinance; and

WHEREAS, the City of Paramount considered the provisions of the State's model ordinance in the adoption of its water efficient landscape ordinance.

NOW, THEREFORE, the City Council of the City of Paramount does ordain as follows:

Section 1: Chapter 44 of the Paramount Municipal Code is hereby amended by adding Article XXIV:

Article XXIV. Water-Efficient Landscape Provisions.

Sec. 44-264. Intent and purpose.

It is the intent and purpose of this article to establish standards and procedures for the design, installation, and management of water conserving landscapes and water-efficient irrigation systems in order to utilize available plant, water, and land resources to avoid excessive landscape water demands and to foster long-term water conservation while ensuring high quality landscape design, and respecting the economic, environmental, aesthetic and life-style choices of individuals and property owners.

The City of Paramount recognizes that landscaping has numerous positive effects and values in the community, including cleaning the air and water, preventing erosion, offering fire protection, replacing ecosystems displaced by development, providing areas for active and passive recreation, and providing aesthetic enhancement of the built

environment. The City also recognizes that water conservation is a long-term priority in California. The City expects to improve the overall community by combining the positive influence of landscaping with recognized water-conserving practices.

Sec. 44-265. Definitions.

The following definitions are established:

- (a) Automatic controller A mechanical or solid-state timer, capable of operating valve stations to set the days and length of time of a water application.
- (b) Backflow prevention device A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- (c) Hydrozone A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.
- (d) Landscape area The entire parcel less the building footprint, driveways, non-irrigated portions of parking lots, hardscapes, such as decks and patios, walkways, and other non-porous areas.
- (e) Mulch Any material such as leaves, bark, straw, or other materials left loose and applied to the soil surface to reduce evaporation.
- (f) Reclaimed water Treated or recycled waste water of a quality suitable for nonpotable uses such as landscape irrigation; not intended for human consumption.
- (g) Sprinkler head Device which sprays water through a nozzle.
- (h) Static water pressure The pipeline or municipal water supply pressure when water is not flowing.
- (i) Turf A surface of earth containing mowed grass with its roots. Cool season grasses include annual bluegrass, Kentucky bluegrass, Perennial rye grass, Red fescue, and Tall fescue. Warm season grasses include Bermuda grass, Kikuyu grass, Seashore paspalum, St. Augustine grass, Zoysia grass, and Buffalo grass.
- (j) Valve A device used to control the flow of water in the irrigation system.
- (k) Xeriscape A water-conserving garden utilizing drought tolerant and low water use landscaping.

Sec. 44-266. Landscape requirements.

Landscaping shall be installed in all landscape areas in conjunction with the following, except as noted in Section 44-269:

- Any alteration, modification, or expansion of a landscaped area; and/or
- Any expansion that results in an increase of thirty percent (30%) or more of the gross floor area of all structures on the property; and/or
- Any modification or alteration to a building that exceeds 10 percent (10%) of the property's assessed value prior to the modification or alteration.

All existing exempt landscaped areas which will become non-exempt under this Article shall have their existing landscaping and irrigation systems adapted to meet the specifications of this Article. The following landscaping requirements are hereby established for the design of all landscape plans prepared for all properties located within the City of Paramount:

(a) One set of planting and irrigation plans prepared by a California licensed Landscape Architect shall be submitted to the Community Development Department at the same time as building construction drawings are submitted for plan check. These plans will contain all planting and irrigation work to be done concerning the development, as well as utility and trash enclosure locations. Building elevation plans, including materials and colors, shall accompany the landscape submittal for reference. After initial review by the City, the Landscape Architect shall make all noted corrections as required by the City. Subsequently, the Landscape Architect shall submit three final sets of prints to be approved, stamped and signed by the City.

(b) All proposed changes to approved plans are subject to approval by the Community Development Department.

(c) All landscaped areas that are to be dedicated to the City of Paramount shall be designed to meet all the City standards and specifications. Reproducible mylar Record Drawings of all dedicated improvements are required to be submitted to the City.

(d) Landscaping plans specifying the size, type, quantity and location of all plant material shall be submitted to the Director of Community Development for approval. Approval criteria for landscaping plans will consider, but not be limited to, the following:

- (1) The adequacy of plant material in achieving a buffer along public streets.
- (2) The use of landscaping to enhance the aesthetic quality of property and buildings.
- (3) The general suitability of the plan relative to the placement, type and size of plant material selected for screening purposes and aesthetic quality.
- (4) The creation of hydrozones to improve irrigation efficiency by grouping plants with similar water requirements together.
- (5) The protection and preservation of native species.
- (6) The use of landscaping to screen parking areas from public streets.
- (7) The creation of xeriscapes.

(e) All required landscaping areas shall be subject to, but not limited to, the following minimum standards:

(1) Planters All landscaping shall be planted in permanent planters surrounded by 6 inch by 6 inch concrete curbing except where a planter abuts a building or concrete block wall. Planters shall be 6 inches below building floor slabs; if this is not possible, appropriate waterproofing of the walls or curbing is required. All areas not devoted to paving or building shall be landscaped and permanently maintained.

(2) Trees

a. All trees shall be a minimum 24-inch box size, or larger, with a ratio of one 36-inch box tree to every three 24-inch box trees planted, unless a waiver is obtained from the Director of Community Development. All boxed specimens shall be rootball staked. Specimen trees larger than 36-inch box size will be required in some projects.

b. The following is a suggested method for meeting tree quantity requirements in projects with little planting space for numerous trees:

TABLE OF TREE EQUIVALENTS

<u>Individual Tree Box Size</u>	<u>Equivalent Number of Trees (24 inch box size)</u>
24 inches	1
36 inches	2
48 inches	3
60 inches	4
72 inches	5

The quantity and size of trees shall be subject to the approval of the Director of Community Development.

(3) Turf All front setback areas shall be fully turfed and substantially mounded as a minimum requirement. Additional plant material used as shrubs and ground cover shall be used to supplement turfed areas.

(4) Shrubs Minimum five-gallon container size.

(f) Every plant shall be installed in the following manner:

(1) Ground cover shall be installed a minimum of eight (8) inches on center spacing.

(2) Shrubs, annuals, semi-annuals, and other plants shall be installed in groups or clusters.

(3) Mulch shall be provided three (3) inches deep in all landscape areas except for ground-cover areas.

(4) Security plant material (plants with thorns) may be used adjacent to buildings and walls where public open-space areas adjoin private open space.

(5) Foundation planting shall be used adjacent to all buildings and walls.

(g) All established healthy plant material shall be saved and protected. If development precludes retention of plant material, then adequate replacement material (based upon type and size of existing plant material) shall be required to mitigate the plant material removed.

(h) Development standards specifying water use classification of landscape species shall be available in the Community Development Department.

Sec. 44-267. Irrigation Requirements.

The following irrigation criteria are established for the preparation of irrigation plans for all properties located within the City of Paramount.

(a) All irrigation shall consist of an automatic drip irrigation system for all non-turf planter areas and conventional irrigation for turf areas. Both types of irrigation systems shall include the following features which shall be shown on the irrigation plan submitted to the Director of Community Development:

(1) Backflow prevention device utilizing reduced pressure or pressure vacuum breaker devices with brass ball valves.

(2) Automatic controller.

(3) Separate irrigation water meter.



(4) Connection to reclaimed water system if subject property is located within 150 feet of a public reclaimed water distribution system, subject to appropriate health standards.

(5) Meter size and type of service line from meter to point of connection (POC).

(6) Available supply in gallons per minute (GPM) and pressure (PSI) at meter to project.

(7) Project main and lateral line PSI and GPM information to be made available on request of City of Paramount Public Works Department.

(8) Location and size of the water meter, gate valves, back flow preventers, automatic valves and the pressure regulator.

(9) Each valve shall be labeled with the number, size and GPM.

(10) All irrigation pipes shall be line-sized. All piping 1/2 inch through 1 1/2 inches shall be Schedule 40 polyvinyl chloride (PVC); all piping 2 inches through 4 inches shall be Class 315 PVC.

(11) All lateral lines shall be buried 12 inches. All pressure lines shall be buried 18 inches. All lines under paving shall be buried 24 inches. All wiring shall follow main lines at the same depth.

(12) All pipes and wires installed under driveways and sidewalks shall be installed in a PVC sleeve. Sleeves for piping shall be two times the pipe diameter.

(13) All heads along paths, sidewalks, driveways and curbs shall be pop-ups on triple swing joints.

(14) Tops of mounds shall be irrigated with sprinklers on separate valves.

(b) Irrigation shall occur only between the hours of 4:00 p.m. and 10:00 a.m. to avoid excessive evaporation.

Sec. 44-268. Landscape and irrigation maintenance.

The following maintenance schedule is established to ensure water use efficiency of the landscape and irrigation system.

(a) Landscape and irrigation systems shall be monitored by the property owner to ensure that the landscape and irrigation system is operating in optimum condition, including but not limited to:

(1) Maintain irrigation lines.

(2) Conduct valve adjustments/repairs.

(3) Conduct sprinkler head adjustments/repairs.

(4) Reset/repair automatic controllers.

(5) Maintain static water pressure at the point of connection to the public water supply.

(6) Aerate and dethatch turf areas.

(7) Replenish mulch.

- (8) Prune and weed all landscape areas.
- (9) Replace all dead plant material.

If a landscaped area is in a deteriorated condition the property owner may be required to perform an irrigation audit, in accordance with the State of California Landscape Water Management Program - *Landscape Irrigation Auditor Handbook*, hereby incorporated by reference.

Sec. 44-269. Exemptions.

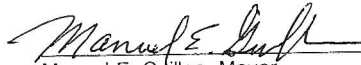
Compliance with the landscape provisions contained herein is required for all properties located within the City of Paramount only in conjunction with alteration or modification of the property except as noted below:

- (a) Residential properties developed with one (1) dwelling unit.

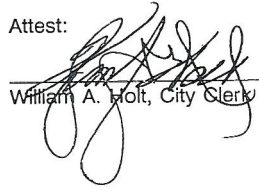
Section 2: Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance, or the application thereof to any person, firm, corporation or circumstance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion thereof. The City Council of the City of Paramount hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 3: Effective Date. This ordinance shall take effect thirty (30) days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within fifteen (15) days after its adoption, together with the names and members of the City Council voting for and against the same.

PASSED, APPROVED, AND ADOPTED this 6th day of April, 1993.

  
Manuel E. Guillen, Mayor

Attest:


  
William A. Holt, City Clerk

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF PARAMOUNT )

I, William A. Holt, City Clerk of the City of Paramount, California, DO HEREBY CERTIFY that the foregoing Ordinance was adopted as Ordinance No. 825 of the City of Paramount at a regular meeting held April 6, 1993, and said Ordinance has been duly signed by the Mayor and attested by the City Clerk and that the same was approved and adopted by the following roll call vote:

AYES: Councilmembers Caldwell, Harkema, Mulrooney,  
Vice Mayor Amaro, Mayor Guillen  
NOES: None  
ABSENT: None  
ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Paramount this 7th day of April, 1993.

  
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William A. Holt, City Clerk